

**Code Change Monograph
SD MC Changes to Adopt 2001 California Codes**

The following code change monograph was used by internal staff to compile the proposed changes to the San Diego Municipal Code and was presented before the Board of Building Appeals and Advisors. It has also been sent to eight local organizations representing the local design and construction industry for their comment and support. A living document, every attempt was made to distribute updates due to revisions suggested by the Board of Building Appeals and Advisors, the City Attorney's office, the Building Official as well as other interested parties.

A. General SD MC Changes

Revise the reference to the 1998 California Building, Electrical, Mechanical and Plumbing Codes to the 2001 edition in Chapter 12 Article 1 Division 4, Division 2, Chapter 12 Article 9, Chapter 14 Article 5.

Revise the reference to the 1998 California Fire Code to the 2001 edition in Chapter 5 Article 5.

B. SDMC Amendments necessary to adopt the 2001 California Fire Code

The Fire Marshall for the City of San Diego proposes no new technical amendments and will carry forward and maintain California Fire Code amendments and associated fire safety regulations presently published in Chapter 5 Article 5 of the San Diego Municipal Code.

Section 55.1001 was added to adopt an amendment to Section 1001.5.3.1 of the California Fire code that reflects the requirements for fire watch when a fire protection system is out of service or problematic.

C. SDMC Amendments necessary to adopt the 2001 California Building Code

1. Chapter 11 Article 1 Division 2

- a. Revise Section 111.0207 item d subsection 1 to clarify powers and duties of the Board

of Building appeals and Advisors.

(d) Powers and Duties. The powers and duties of the Board of Building Appeals and Advisors are as follows:

(1) The Board of Building Appeals and Advisors shall investigate and advise the Building Official on the suitability of ~~alternate materials and types of construction.~~ any alternate material, design, or construction method. This action may be taken on the Board's own motion, at the request of a permit applicant, or as requested by the City Manager, the Building Official, the Fire Chief, or the Historical Resources Board.

Reason: Aligns the scope of authority granted to the Board of Building appeals and advisors with that granted to the Building Official. The Board is advisory to the Building Official and hears issues referred to the assembly by project applicants or the Building Official and the Board offers the Building Official their collective expertise in rendering a recommendation to approve or disapprove an item or issue.

b. Amend Section 111.0207 (b) item 2 to revise the makeup of the Board as follows.

(2) Members shall have experience and training in matters of design and construction of buildings, fire prevention, and fire protection. At least two members shall be licensed by the State of California as Civil Engineers, one of whom is duly authorized to use the title "Structural Engineer," and one member each shall be from the electrical and mechanical industries or professions. At least two members shall be licensed by the State of California as Fire Protection Engineers. At least one member shall be licensed by the State of California as an Architect. At least one member shall represent the disabled community.

Reason: Clarifies the current constitution of the Board and formally requires persons representing the disabled community. The Board has been hearing numerous cases using performance based fire protection engineering methods and the presence of Fire Protection engineering professionals on the Board has provided invaluable assistance to both the Building Official and Fire Marshall due to the complexity and frequency of large complex projects.

2. Chapter 12 Article 2 Division 2

a. Add the following text:

Section 112.0204 Construction Permit Fees. A fee for each construction permit

shall be paid in accordance with the fee schedule established by resolution of the City Council and filed in the office of the City Clerk.

(a) The Building Official shall compute the building permit and building plan review fees based on the nature of all construction work for which the permit is issued, including all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevator and any other permanent work or permanent equipment installed or constructed.

(b) Where work for which a permit is required by the City adopted building regulations is started or completed prior to obtaining the required permit, a penalty fee as established by the City Council and filed in the office of the City Clerk shall also be paid. The payment of the penalty fee shall not relieve any person from fully complying with the requirement of the building regulations in the execution of the work or from any other penalties prescribed in this Section.

(c) If a permit has been canceled or has expired and no work was commenced and no required inspections have been made, a portion of the permit fee paid may be refunded by the Building Official upon application for refund by the permittee within one (1) year from the date of permit issuance.

§112.0205 Plan Review Fees for Compliance with the Building Regulations.

When a plan or other data is required to be submitted by the Building Code, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be determined in accordance with the fee schedule established by resolution of the City Council and filed in the office of the City Clerk.

(a) The plan review fees specified in Section 112.0205 are separate fees from the permit fees specified in Section 112.0204.

(b) Where plans are incomplete, or changed so as to require additional plan review, an additional plan review fee shall be charged in accordance with the fee schedule established by the City Council and filed in the office of the City Clerk.

§112.0206 Construction Permit Reinspection Fee. The fee for each reinspection shall be determined in accordance with the fee schedule established by resolution of the City Council and filed in the office of the City Clerk.

§112.0207 Energy Conservation Fee. In addition to any other applicable fees, an energy conservation fee shall be paid for each building permit which authorizes the construction of a new building or the addition to or alteration of an existing building, if

such building or addition or alteration is subject to the provisions of Chapter 2-53, Part 2, Title 24, of the California Code of Regulations. The energy conservation fee shall be determined in accordance with the fee schedule established by the City Council and filed in the office of the City Clerk. The energy conservation fee shall be paid at the time the building permit is issued.

Reason: Publication of the Land Development code on January 1, 2000 inadvertently omitted language associated with fees associated with enforcement of California construction codes. The text above was transcribed from language published in Section 91.0107 of the San Diego Municipal Code when the amendments to the 1998 California Building Code were published on July 1, 1999.

- b. Add the following text:

§112.0208 Investigation for Work without a Construction Permit. Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

§112.0209 Investigation Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in approved schedule of fees. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of these building regulations nor from any penalty prescribed by law.

Reason: There is a need to differentiate between an investigation fee and a penalty fee associated with filing of a Building Permit for work previously performed prior to the issuance of a Building Permit. The text was transcribed from Section 107.5 of the 1998 CBC.

3. Chapter 12 Article 9 Division 2

- a. Amend Section 129.0203 to reflect the following revisions and additions for work exempt from a building permit:

~~(4) Cases, counters, and partitions that are 69 inches high or less.~~

(4) Partitions that are 72 inches high or less, cases and counters.

(19) Hospital Buildings as defined in California Health and Safety Code, ~~Section 15026~~ Section 129725.

(20) Structures placed in public streets, alleys and sidewalks, except those regulated by Chapter 32 of the California Building Code.

(21) Work done by employees of the City on City-owned or leased buildings.

(22) A temporary shed, office or storage building and other structure incidental to and for work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of work covered by the permit.

(23) ~~(20)~~ Specific structures as determined by

Reason: Change in item 4 to be consistent with current provisions of chapter 10 of the CBC. New items are intended to further clarify authority and responsibility of the building official consistent with state law.

- b. Add the following item to Section 129.0203 to reflect the following revisions and additions for work exempt from a building permit. This is in addition to work exempt from a building permit and renumber item 23 from changes proposed by previous proponent:

(23) Installing “replacement windows” in existing window openings where all of the following conditions apply:

- a. The “replacement windows” are installed in a single family residence or a duplex.
- b. The proposed window replacement shall not require any modifications to the weather resistive exterior wall envelope protecting the structure or the interior of the structure.
- c. The existing windows to be replaced are not required to be fire resistive.
- d. The proposed work shall not require modifications to the existing rough openings.
- e. Exemption from a building permit shall not exempt compliance with the emergency escape requirements of Section 310.4 of the 2001 California Building Code and the provision of smoke detectors per the requirements of Section 310.9 of said code.

(24) ~~(23)~~ ~~(20)~~ Specific structures as determined by

Reason: The typical cost of installing replacement windows that fit within the frames of the existing window typically costs approximately \$6,000.00 per home. There is no need for a Building Inspector to inspect the installation since no weather proofing will be affected and since the work will be associated with minor residential buildings.

- c. Amend Section 129.0214 (c) of the San Diego Municipal Code to read as follows:

~~(c) One set of approved plans, specifications and computations shall be retained by the building official for at least 90 calendar days from the date of completion of the work authorized by those plans. Unless exempted by Section 19850 and 19851 of the Health and Safety Code, the building official shall retain one such set of approved plans, specification and computations for a period of not less than 90 calendar days from the date of completion of the work authorized by those plans, after which time the building official may, in at his or her discretion, either dispose of the copies or retain them as a part of the permanent files of his the Development Services Department.~~

Reason: Change consistent with the California Building Code (CBC) requirements and the Health and Safety Code.

4. Chapter 12 Article 9 Division 5

- a. Amend the section reference in Section 129.0503 (a) §129.0503 Exemptions from a Demolition/Removal Permit (a) A Demolition/Removal Permit is not required to demolish or remove any structure that is exempt from a Building Permit in accordance with ~~Section 125.0203~~ Section 129.0203.

Reason: Correct a typographical error missed during the initial code publication in 2000.

5. Chapter 14 Article 5 Division 1

- a. Split the section into parts A and B and add the following the following text as part B to Section 145.0103:

§145.0101 Purpose of the Building Regulations

A. The purpose of the Building Regulations is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction methods, and type and quality of materials, use and occupancy, location, and maintenance for new construction or for construction involving existing

buildings or structures and certain, specifically regulated, equipment.

B. The purpose of this Section is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this Section.

Reason: Change consistent with Section 101.2 paragraph 2 of the California Building Code (CBC).

- b. Add the following text to Section 145.0103 under item e

(e) Application. The amendments made by the state agencies to the model code and incorporated into the California Building Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 101.17 of the 2001 edition of the California Building Code. The Building Official shall only enforce those amendments made by the following state agencies:

1. The Department of Housing and Community Development (HCD).
2. Division of the State Architect, Access Compliance (DSA/AC).
3. Office of the State Fire Marshal (SFM).
4. Office of Statewide Health, Planning and Development (OSHPD 3).
5. California Energy Commission (CEC).
6. Department of Water Resources (DWR).

Reason: This language more clearly identifies all state agencies with local authority of enforcement.

- c. Revise reference to the 1998 California Building Code to the 2001 edition of said code.

145.0103 Adoption of the ~~1998~~ 2001 California Building Code

(a) The ~~1998~~ 2001 California Building Code, published by the California Building Standards Commission, as amended by the State Department of Housing and Community Development [HCD]; the Division of the State Architect/Access and Compliance [~~D.A~~ DSA./A.C.]; the State Office of Statewide Health Planning and Development [OSHPD3]; and the State Fire Marshal [SFM] (~~1998~~ 2001 California Building Code) is adopted by reference, except as otherwise provided in Sections 145.0104, 145.0105, 145.0106, and 145.0107. A copy of the ~~1998~~ 2001 California Building Code is on file in the office of the City Clerk as Document No. OO-769840.

(b) Each of the regulations, provisions, conditions, and terms of the ~~1998~~ 2001 California Building Code is made a part of this article as if fully set forth in this article except as otherwise provided in Sections 145.0104, 145.0105, 145.0106, and 145.0107.

(c) Numbering of sub-sections in Division 2 of this Article is cross-referenced to sections in the ~~1998~~ 2001 California Building Code.

(d) The adoption of the ~~1998~~ 2001 California Building Code, shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.

145.0104 Portions of the ~~1998~~ 2001 California Building Code Not Adopted by the City of San Diego.

The following portions of the ~~1998~~ 2001 California Building Code are not adopted by the City of San Diego: ...

§145.0105 Modifications to the ~~1998~~ 2001 California Building Code Adopted by the City of San Diego.

The following sections or sub-sections of the ~~1998~~ 2001 California Building Code have been modified by the City of San Diego:...

§145.0106 Additions to the ~~1998~~ 2001 California Building Code Adopted by The City of San Diego.

The following sections or sub-sections have been added to the ~~1998~~ 2001 California Building Code regulations by The City of San Diego.

§145.0107 Adoption of Appendices to ~~1998~~ 2001 California Building Code

The following Appendix Chapters of the ~~1998~~ 2001 California Building Code are adopted by The City of San Diego. ...

- d. Revise Section 145.0107 to identify appendix chapters in the building code to be adopted.

§145.0107 Adoption of Appendices to ~~1998~~ 2001 California Building Code

The following Appendix Chapters of the ~~1998~~ 2001 California Building Code are

adopted by The City of San Diego.

CHAPTER 3, Division II AGRICULTURAL BUILDINGS

~~CHAPTER 9 BASEMENT PIPE INLETS~~

CHAPTER 18 WATERPROOFING AND DAMPPROOFING FOUNDATIONS

CHAPTER 31, Division II MEMBRANE STRUCTURES

CHAPTER 31, Division III PATIO COVERS

Reason: Updates reference to the 2001 CBC and deletes adoption of appendix chapter 9 since the requirement existed prior to the code requiring sprinklers in basements. Use of basement pipe inlets no longer recognized and fire department apparatus no longer carry nozzles needed to use the basement pipe inlet.

6. Chapter 14 Article 5 Division 2

- a. Delete items (a) through (c) of Section 145.0203 and renumber (d) as follows. Also delete the error in section referencing in item d:

§145.0203 Local Modifications and Additions to Foundations and Retaining Walls Requirements of the ~~1998~~ 2001 California Building Code

*(CBC Chapter 18-Foundations and Retaining Walls, Section 1804-
Foundation investigation)*

~~(a) Sub-section 1804.1 of the 1998 California Building Code, has been adopted without change pursuant to Section 145.0103 of the Land Development Code.~~

~~(b) Sub-Section 1804.2 of the 1998 California Building Code is adopted with modifications as follows, pursuant to Section 145.0105 of the Land Development Code:~~

~~1804.2 Investigation. The classification shall be based on observation and any necessary tests of the materials disclosed by borings or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction, and expansiveness. When required by Section 1804.10 or the Building Official, the potential for seismically induced soil liquefaction and soil instability shall be evaluated as described in Section 1804.5 of the California Building Code.~~

~~Exceptions:~~

~~(1) The Building Official may waive this evaluation upon receipt of written opinion of a qualified civil engineer or engineering geologist that liquefaction is not probable.~~

~~(2) A detached, single-story dwelling of Group R, Division 3 Occupancy.~~

~~(3) Group U, Division 1 Occupancies.~~

~~(4) Retaining walls less than 12 feet in height.~~

~~(5) Fences.~~

~~(c) Sub-sections 1804.3 Reports through 1804.9 Drainage of the 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.~~

~~(d)~~ Sub-section 1804.10 Required Geologic Investigation has been added as follows pursuant to Section 145.0106 of the Land Development Code:

(1) 1804.10.1 A geologic investigation shall be submitted when required by Table 145-02A or the Building Official, for all new structures, non-exempt additions to existing structures or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to Table 5-E of the current edition of the Uniform Code for Building Conservation) as a result of the proposed work, ~~unless exempted by Section 1804.10.3 of the California Building Code.~~

Reason: Section referenced in item (d) (1) inadvertently not revised upon incorporation of the Land Development Code in 2000. Items (a) through (c) deleted since the City of San Diego adopts the entire model code with state amendments enforced by the local jurisdiction.

b. Revise Table 145-02A Footnote 2 item B (5) and B (9) c., and revise the table the table reference in footnote 5 as follows

5) All buildings with an occupant load of more than 300 persons as determined by Section ~~10-22~~ 1003.2.2 and Table 10-A of the 2001 ~~1998~~ California Building Code.

9) Retaining walls (height is measured from the top of the footing to the top of the wall):

- a. Retaining walls over 12 feet in height.
- b. Retaining walls over 8 feet in height supporting a surcharge or retaining toxic, hazardous, or flammable contents.
- c. ~~Retaining walls associated with structures included in footnote 1.B.4.~~

5. Geologic Investigation. An investigation of the geologic condition is required for sites where geologic hazards are suspected, prior to obtaining a Building Permit. The investigation will either consist of a preliminary study, a geologic reconnaissance, or an in-depth study including field work and analysis, a geologic investigation. The geologic reconnaissance report and the geologic investigation report shall include all pertinent requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports," on file with the City Clerk as Document No. 00-17773-5. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of proposed project and anticipated method of construction, which should be described in the report. For buildings located in both a fault zone and a hazard category zone, the most restrictive requirement shall govern. Notwithstanding Table ~~18-1-E~~ 145-02A, the Building Official may require a geologic reconnaissance report or a geologic investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site.

Reason: Corrects error in section reference in footnote 2. The deleted retaining wall requirement is to correct an erroneous reference, it was never the intent to require a geologic investigation for all retaining walls up to 8 ft in height for buildings having large gatherings of people, containing hazardous materials, housing young children or institutional occupancies.

- c. Modify Section 145.0205, Section 3208.2 paragraph 2 to clarify the intent of the required width for entrance canopies.

The width of an entrance canopy shall not exceed the width of the entrance to a building by more than 2 feet. The entrance can include the entry door(s) as well as any window (sidelight) immediately adjacent to the door. However the entrance canopy shall have a maximum width that does not exceed 12 feet.

Reason: Entrances typically include a pair of doors as well as sidelight windows, stairways as well as entrance ramps and as a result entrance canopies need to be wider than the actual entry door. This change is a clarification.

- d. Modify Section 145.0207 by renumbering Section 3403.6.2 Live/Work. To 3406.2.1 and adding the following text under Section 3406.2.

3403.6.2 Alternative regulations for "live/work quarters". The conversion of a building or portion thereof, to live/work quarters shall be considered a "temporary" use of the

building. Only buildings which were originally designed for industrial or non-residential commercial use may be converted to live/work quarters. The original occupancy and type of construction designations of the building shall remain the same as before the conversion. The existing building need not be brought up to fire resistive standards resulting from the temporary residential use. However, the use of the building is being changed and for the safety and convenience of the occupants, residential standards shall be applied as stated herein.

The living portion of the live/work quarters units must meet all the fire and life-safety requirements of the 2001 California Building Code Building for Group R Division 1, occupancies.

Conversion work may comply with alternative building regulations approved by the Building Official. The Building Official shall publish a policy pursuant to the authority granted in Section 17958.11 of the State Health and Safety Code which allows the City of San Diego to adopt alternative building regulations in certain areas of the city for the conversion of commercial or industrial buildings, or portions thereof, to joint live/work quarters. These provisions shall not be applied to any building whose original building permit application was filed after January 1, 1983.

3403.6.2. ~~1 Live/Work.~~ Additions to Live/work quarters. The addition of floors in existing buildings may be permitted if all of the following conditions are met to the satisfaction of the Building Official:

- (1) The building must be used for "joint living and work quarters" ("live/work quarters") as defined in California Health and Safety Code section 17958.11, and the specific area of the floor addition shall be used only for living areas for live/work quarters.
- (2) The floor area addition shall not exceed 10 percent of the existing building's floor area and shall be located entirely within the existing building.
- (3) A report of structural survey shall be submitted to the Building Official establishing that the building with the proposed floor additions is not subject to any greater risk of earthquake damage than it would have been under a previously permitted use without the floor additions.
- (4) The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to not hold the City liable for the expense of any alterations completed pursuant to this section if the City later determines that a general structural reinforcement of the building is required. The agreement shall be recorded with the County Recorder.
- (5) The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to remove all floors that have been added

pursuant to this section if the building ceases to be used for live/work purposes. The agreement shall be recorded with the County Recorder.

Reason: The proposed change provides clarification on how the Building Official classifies the occupancy of live/work projects. Clarification is also provided on the limitations under which the policy may be applied.

7. Chapter 12 Article 9 Division 3

- a. Add item f to 129.0303 to reflect work that may be performed without an electrical permit.

(f) Work done by employees of the City on City-owned or leased buildings.

Reason: Clarifies exempted work per City Manager policy memo. Development Services currently issues electrical permits for MTDB transit bus stop enclosure electrical wiring.

2. Chapter 14 Article 5 Division 4

- a. Amend Section 145.0405 item (e) as follows

§145.0405 General Regulations for Archaic Materials and Methods of Construction

(e) For ~~technical~~, archaic material design values, ~~material, and design requirements~~, refer to Sections A103 through ~~A110~~ A113.6 of the UCBC Appendix Chapter I, including all tables and figures (~~except Table A-1-E~~).

Reason: The proposed change reconciles errors resulting from the reformatting of the UCBC that commenced with the 1994 edition as well as amendments to the 1998 CBC.

- b. Amend Section 145.0412 item (b) as follows

§145.0412 Regulations for Historical Buildings Within the Scope of this Division

(b) Allowable stresses for archaic materials not specified in the ~~1998~~ 2001 California Building Code or Table No. ~~A-1-C~~ A-1-E of the UCBC Appendix Chapter 1 may be based on substantiating research data or engineering judgement subject to the Building Official's satisfaction.

Reason: The proposed change reconciles errors resulting from the reformatting of the UCBC that commenced with the 1994 edition. Amendments to the 1991 UBC referenced Table A-1-C of the 1991 UCBC Allowable Values for Existing Materials.

D. SDMC Amendments necessary to adopt the 2001 California Electrical Code

1. Chapter 14 Article 6 Division 1

- a. Revise Section §146.0102 item (a) as follows:

§146.0102 When the Electrical Regulations Apply (a) This article applies to all electrical installations under the jurisdiction of the City. These Electrical Regulations shall also apply to City-owned buildings.

Reason: Adds reference to City owned buildings that are currently being inspected under a City Manager's letter

- b. Revise Section §146.0103 to reference new code edition.

§146.0103 Interpretation of the Electrical Regulations. The language used in this article and in the 2001 ~~1998~~ California Electrical Code which is made a part of this article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.

- c. Add the following text to Section 146.0104 under item (b) and number paragraph 1 as item (a)

(b) Application. The amendments made by the state agencies to the model code and incorporated into the California Electrical Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 101.17 of the 2001 edition of the California Electrical Code. The Building Official shall only enforce those amendments made by the following state agencies:

1. The Department of Housing and Community Development (HCD).
2. Division of the State Architect, Access Compliance (DSA/AC).
3. Office of the State Fire Marshal (SFM).
4. Office of Statewide Health, Planning and Development (OSHPD 3).
5. California Energy Commission (CEC).
6. Department of Water Resources (DWR).

Reason: This language more clearly identifies all state agencies with local authority of enforcement.

- d. Revise Section 146.0105 as follows to item b

§146.0105 Portions of the ~~2001~~ 1998 California Electrical Code Not Adopted The following sections or sub-sections of the ~~2001~~ 1998 California Electrical Code are not adopted by the City of San Diego.

(a) Article 230, Services, Section 43, Wiring Methods for 600 Volts, Nominal or Less, numbers (1) "Open Wiring on Insulators" and (~~7~~ 5) "Service-entrance Cables" are not adopted.

(b) Article 230, Services, Section 50, Protection of Open Conductors and Cables Against Damage – Above Ground; Section 51, Mounting Supports; and Section 52, Individual Conductors Entering Building or Other Structures; relating to protection and mounting of open wiring on insulators and service-entrance conductors are not adopted.

Reason: These wiring methods are not acceptable to SDG&E.

- e. Delete the following text from Section §146.0106

§146.0106 Sub-sections of the 2001 ~~1998~~ California Electrical Code That Have Been Adopted with Modifications

~~(a) Article 230, F., Service Equipment-Disconnecting Means, Section 70, General, Sub-Section (a) Location is adopted with modifications as follows:-~~

~~(a) Location of Service Disconnects~~

~~(1) A means to disconnect service shall be installed in a readily accessible location either outside or inside of the building served.~~

~~(2) Any service disconnect installed outside must be on, or immediately adjacent to, the building served.~~

~~(3) Any service disconnect installed inside must be at, or immediately adjacent to, the point where the service conductors enter the building.~~

~~(4) Except by special permission, the length of service conductors inside the building may not exceed 10 feet.~~

Reason: Items 1,2, and 3 are actual code language. Item 4 is a local policy/interpretation

- f. Revise item b of Section §146.0106 as follows.

(b) Article 384, Switchboards and Panelboards, Section 3, Support and Arrangement of Busbars and Conductors, sub-section (f) Phase Arrangement is adopted with modifications as follows:

(f) Phase Arrangement

(1) The phase arrangement on three-phase buses shall be A, B, C, from front to back, top to bottom, or left to right, as viewed from the front of the switchboard or panelboard. The C phase shall be that phase having the higher voltage to ground on three-phase (3- phase), four-wire (4-wire) delta connected systems . Other busbar arrangements may be permitted for additions to existing installations.

Reason: This is required by SDG&E.

- g. Revise Section 146.0203 item b as follows

§146.0203 Materials for Electrical Installations

(b) Listing or labelings, as conforming to the Standards of the Underwriters Laboratories, Inc., Uniform Building Code Standards, or other approved Nationally Recognized Testing Laboratories, shall be prima facie evidence of conformity with the approved standards for safety to life and property when such standards are consistent with the method of installation.

Reason: Wording conforms to 29 CFR 1910.7 requirements.

- h. Revise Section 146.0204 as follows

§146.0204 Circuit Cards

A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall be posted at the service equipment location prior to request for rough wiring inspection. Circuit cards furnished by the Development Services Planning and Development Review Department shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

Reason: Wording to update department name. This is an SDG & E requirement.

- i. Delete Section 146.0206, 146.0207 and 146.0208

~~§146.0206 Branch Circuit Overcurrent Protection~~

~~(a) Where plug fuses are in use on remodeled or extended wiring for lighting or convenience plug outlet branch circuits, they shall be replaced with Type "S" (tamper-resistant) fuses.~~

~~(b) Whenever there exists evidence of overfusing or fuse tampering, the Building Official shall require the installation of Type "S" fuses or automatic breakers.~~

~~§146.0207 Transformers~~

~~(a) Location of Transformers~~

~~(1) Transformers installed for the operation of doorbells, chimes, annunciators, and similar devices, when placed in clothes closets or similar locations, shall be placed immediately over the door on the wall or ceiling. They shall be located so that contact with combustible materials cannot be made.~~

~~(2) Transformers installed for the operation of doorbells, chimes, annunciators, and similar devices, when placed in an attic or beneath a building or structure, shall be located within 2 feet of the opening leading into the attic or beneath a building or structure.~~

~~§146.0208 Use of Nonmetallic Cables~~

~~(a) Nonmetallic cables are approved only for dwelling and residential accessory occupancies not exceeding three floors in height. Dwelling occupancies include hotels, motels, apartment houses, convents, monasteries, lodging houses, and one- and two-family houses. Residential accessory occupancies will neither exceed a total of 1,000 square feet nor exceed 700 square feet of concentrated use assembly areas such as auditoriums, chapels, meeting rooms, exercise rooms, and dance floors. In mixed occupancies (commercial/dwelling) where there is a required firewall separation, the appropriate wiring method may be used on each side of the firewall. Where there is no required firewall, the most restrictive wiring method shall be used throughout the entire building.~~

~~(b) This limitation does not apply to nonmetallic cables installed in accordance with Articles 725, 760, and 800 of the 1998 California Electrical Code.~~

Reason: These are local policy/interpretations and will be published in the Electrical Newsletters.

- j. Section 146.0209 remains for due local conditions.

§146.0209 Aluminum Conductors and Conduit

(a) An approved type of inhibitor shall be used on all nonplated stranded aluminum

conductor terminations.

(b) Aluminum conductors installed underground shall be installed in an approved raceway.

(c) Aluminum grounding conductors where used outdoors or where penetrating the exterior wall shall be factory-insulated.

(d) Aluminum conduit, boxes, or fittings shall not be used embedded in earth, concrete, plaster, or within 18 inches of the earth unless the exterior finish of the aluminum conduit, boxes, or fittings is approved for the purposes.

Reason: These requirements are necessary due to local soil conditions and salt content of the air.

k. Delete Section 146.0210

~~§146.0210 Limitation of Residential Current Utilization Outlets~~

~~(a) The number of current consuming outlets on one circuit shall not exceed the following:~~

~~(1) Four on an appliance circuit.~~

~~(2) Fifteen on a lighting circuit.~~

Reason: This section reflects a local policy/interpretations and will be published in the Electrical Newsletters.

E. SDMC Amendments necessary to adopt the 2001 California Plumbing and Mechanical Codes

1. Chapter 12 Article 9 Division 3

a. The plumbing and mechanical permit validity as follows.

§129.0413 Expiration of a Plumbing/Mechanical Permit A Plumbing/Mechanical Permit shall expire ~~12~~ 24 months from the date of permit issuance. If the work authorized by the Plumbing/Mechanical Permit has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued.

Reason: This language aligns the expiration period for plumbing and mechanical permits with the 24 month period granted to Construction permits and Electrical permits.

2. Chapter 12 Article 9 Division 4

- a. Amend the list of exemptions from Plumbing/Mechanical Permit for Heating, Ventilation, Air Conditioning, and Refrigeration Work in Section 129.0404 items c, d and e as follows.

(c) ~~Installing;~~ s Servicing, or repairing ice machines;

Reason: The revisions address the need to inspect the potable water and drainage piping for new installations due to health concerns.

(d) Installing self-contained ~~unit refrigeration system~~ refrigerators or freezers, ~~and window-type air conditioners;~~ or

Reason: The revisions address the need to perform an inspection to ensure that the location of these window units does not block an egress window and that the condensate drain line is properly terminated.

(e) ~~Any unit-system refrigerator or refrigerated drinking fountain.~~

Reason: The revisions address the need to inspect potable water systems where drinking water or ice is involved. The required drainage should be inspected as well as the potable water connection and termination for drinking fountains.

3. Chapter 14 Article 7 Division 1

- a. Amend item (a) of Section 147.0102 as follows

§147.0102 When the Plumbing and Mechanical Regulations Apply

(a) The requirements of this article apply to all privately owned plumbing and mechanical installations except installations in hospital buildings as defined in California Health and Safety Code ~~Section 15026~~ Section 129725

- b. Add the following text to Section 147.0103 under item (b) and number paragraph 1 as item (a)

§147.0103 Adoption of the ~~1998~~ 2001 California Plumbing Code

(a) Except as provided in Section 147.0104, the ~~1998~~ 2001 California Plumbing Code, published by the California Building Standards Commission and as amended by the ...

(b) Application. The amendments made by the state agencies to the model code and incorporated into the California Plumbing Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 101.17 of the 2001 edition of the California Plumbing Code. The Building Official shall only enforce those amendments made by the following state agencies:

1. The Department of Housing and Community Development (HCD).
2. Division of the State Architect, Access Compliance (DSA/AC).
3. Office of the State Fire Marshal (SFM).
4. Office of Statewide Health, Planning and Development (OSHPD 3).
5. California Energy Commission (CEC).
6. Department of Water Resources (DWR).

Reason: This language more clearly identifies all state agencies with local authority of enforcement.

- c. Delete the following text in Section 147.0104 and replace the new code edition **147.0104 Portions of the ~~1998~~ 2001 California Plumbing Code Not Adopted**

The following portions of the ~~1998~~ 2001 California Plumbing Code are not adopted:

~~Chapter 1 - Administration~~

~~Chapter 4 Section 413.0 and Table 4-1~~

~~Chapter 13 Medical Gas Systems~~

~~Appendices E, H and K~~

Reason: Update to the new code reference and adopt the minimum plumbing fixture regulations. Also editorial revisions since jurisdictions are not required to adopt appendix chapters.

- d. Add the following text to Section 147.0105 under item (b) and number paragraph 1 as item (a)

§147.0105 Adoption of the ~~1998~~ 2001 California Mechanical Code

(a) Except as provided in Section 147.0105, the ~~1998~~ 2001 California Mechanical Code, published by the California Building Standards Commission...

(b) Application. The amendments made by the state agencies to the model code and incorporated into the California Mechanical Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to

regulate, as listed in Section 101.17 of the 2001 edition of the California Mechanical Code. The Building Official shall only enforce those amendments made by the following state agencies:

1. The Department of Housing and Community Development (HCD).
2. Division of the State Architect, Access Compliance (DSA/AC).
3. Office of the State Fire Marshal (SFM).
4. Office of Statewide Health, Planning and Development (OSHPD 3).
5. California Energy Commission (CEC).
6. Department of Water Resources (DWR).

Reason: This language more clearly identifies all state agencies with local authority of enforcement.

- e. Revise Section 147.106 to identify mechanical code sections not adopted.

§147.0106 Portions of the 1998 2001 California Mechanical Code Not Adopted

Appendix A, B, C and D Chapters 1, 12, and 14 of the 1998 2001 California Mechanical Code, 1994 Edition, are not adopted.

Reason: To comply with California law.

Comments: Appendix chapter B includes commentary language. Appendix chapter C includes venting requirements for appliances regulated in the mechanical code. 1994 reference in error.

- f. Add Section 147.0107 to reflect work that may be performed without a plumbing and mechanical permit.

Section 147.0107 Exemptions from a Plumbing and Mechanical Permit.

(a) A plumbing and mechanical permit is not required for the following structures or activities:

(1) Structures placed in public streets, alleys and sidewalks, except those regulated by Chapter 32 of the California Building Code.

(2) Work done by employees of the City on City-owned or leased buildings.

Reason: Clarifies when work is exempt from permit.

4. Chapter 14 Article 7 Division 4

- a. Revise section 147.0403 section reference in “Bathroom alteration” and “Transfer of Responsibility to Retrofit Certificate” definitions.

§147.0403 Definitions for this Division The following definitions are applicable to this division.

"Bathroom Alteration" mean any alteration of or addition to a bathroom in any structure for which Section ~~93.0301~~ 129.0402 would require a plumbing permit for replacement of a toilet.

"Transfer of Responsibility to Retrofit Certificate" means a certificate filed by a transferor of any existing structure before a change of ownership that certifies that the transferor and the transferee mutually agree that responsibility for compliance with Section ~~93.0208~~ 147.0301 is assumed by the transferee of the existing structure.

Reason: Section referenced inadvertently not revised upon incorporation of the Land Development Code in 2000.